



SECOND GENERATION DISTRICT PLAN

Variation 2 – Additional Housing Capacity

Summary of Changes

February 2021

Introduction to Variation 2

Variation 2 to the Second Generation Dunedin City District Plan (2GP) is not a full plan review, but a focussed suite of changes to enable additional housing capacity through specific rule and policy changes and through rezoning specific sites.

A full review of all the residential zone provisions and residential zoning across the entire city was not undertaken as this was recently done through the development of the 2GP. The 2GP is still in the appeal phase and re-opening large parts of the plan to a new variation will slow the progress towards making the plan fully operative. Until the 2GP is operative, parts of the 2006 District Plan continue to apply along with the 2GP provisions, which increases the complexity and costs of processing consents. The changes proposed in Variation 2 are therefore as focussed as possible, and scope has been deliberately limited to avoid re-consideration of a wide range of provisions.

The scope of each proposal is identified in the 'purpose of proposal and scope of change' for each proposed change. Submissions may be made on matters encompassed by these scope statements. Submissions are encouraged to improve and fine-tune the changes proposed, or to suggest alternative methods of achieving the purpose of the proposal, so long as these suggestions are within the limits of the scope statement.

For each change, a limited number of alternatives has been considered. In some cases, the only alternative considered is the status quo. This reflects the narrow scope of these proposed changes, which has naturally limited the number of reasonably practicable alternatives.

Contents of this Summary Document

This document contains a summary of all proposals that have been assessed as part of Variation 2. This includes changes that have been included in the variation as well as some options for changes that were assessed but rejected. These changes set the scope for what can be considered as part of any submission on Variation 2. The summary is presented in two tables:

1. Table 1 summarises changes to the written provisions of the 2GP (changes to objectives, policies, rules and other plan content); and
2. Table 2 summarises changes to zoning and other spatial layers including site specific rules related to zoning changes.

The proposed zoning and other spatial layer changes are shown in Appendix 10 of the *Variation 2 - Section 32 Report* and rejected changes are shown in Appendix 4 of that report.

For changes to written provisions, the details of the proposed changes can be found in the document *Proposed Variation 2 Amendments*.

The evaluation required for all changes and alternatives assessed can be found in the document *Variation 2 – Section 32 Report*.

Changes can most easily be found within these documents by using the search function (Ctrl>F) and entering the relevant Change ID number listed in the tables below.

Table 1. Summary of provision changes

This section summarises changes to the written provisions of the 2GP (changes to objectives, policies, rules and other supporting content).

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
A2, A3, B1, B3, B4, B6, E9	Changes to minimum site size and density standards	The purpose of this proposal, which includes a number of changes, is to review the minimum site size (Rule 15.7.4) and density (Rule 15.5.2) performance standards for the General Residential 1 (GR1) and serviced Township and Settlement (T&S) zones to provide for more housing development capacity and housing choice within these zones, where appropriate. The purpose extends to making any consequential changes to Plan rules necessary to manage any adverse effects of increased density if existing rules are deemed inadequate to ensure the proposal is the most appropriate way to achieve the objectives of the Plan.	See below	See below
A2	Duplexes and two units in a single building in the General Residential 1 (GR1) and Township and Settlement (T&S) (serviced) zones	See above	Permits duplexes and two units in a single building in the GR1 and serviced T&S zones	• Add a definition of Common Wall • Add a definition of Duplex • Amend Policy 2.6.1.2 • Amend 15.1.1.1 • Amend Rule 15.5.2.1.a, (i) and (k) • Amend Rule 15.5.2.2.c • Remove notes that define common wall (Rules 15.6.6A (part); 15.6.13A; 34.6.6.1A)
A3	Minimum site size and minimum site area in General Residential 1	See above	Reduces minimum site size and minimum site area in GR1 and serviced T&S zones	• Amend 15.1.1.1 • Amend Rule 15.5.2.1 • Amend Rule 15.7.4.1

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
	(GR1) and Township and Settlement (T&S) (serviced) zones			
B1	Minimum site size averaging	See above	Amends the existing averaging provision in the minimum site size performance standard (Rule 15.7.4.2) so the number of sites that can be undersized will be unlimited provided the other conditions are met, rather than the current limit of one undersized site.	• Amend 15.1.1.1 • Amend Rule 15.7.4.2
B3	Density and units on existing sites of any size	See above	Amends the exemption to the density performance standard that allows a single residential unit to be erected on a site of any size (Rule 15.5.2.1.k) to remove the requirement for compliance with all other performance standards.	• Amend Rule 15.5.2.1.k
B4	Counting of access legs towards minimum site area and minimum site size	See above	Amends the density performance standard so that access legs are included in the calculation of minimum site area (Rule 15.5.2.2.b) and amends the minimum site size performance standard so access legs are included in minimum site size for GR1 and T&S sites up to 1200m ² (except within the no DCC reticulated	• Amend Rule 15.5.2.2.b • Amend Rule 15.7.4

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
			wastewater mapped area), and for all sized sites in other zones.	
B6	Exemptions to minimum site size for existing development	See above	Amends the minimum site size performance standard (Rule 15.7.4) to add an exemption where lawfully established residential buildings will be located on each resultant site to avoid triggering the need for non-complying consent for the fee simple subdivision of multi-units, duplexes, and existing residential buildings with established effects.	- Amend Rule 15.7.4.1.j - Amend Rule 15.7.4.2
E9	Clarification of density performance standard activity status (Rule 15.5.2.4)	See above	Amends the density performance standard (Rule 15.5.2.4) to clarify when restricted discretionary activity status applies.	Amend Rule 15.5.2.4
Alternative A2-Alt1	Two standalone residential units per site in the General Residential 1 (GR1) and Township and Settlement (T&S) (serviced) zones	See above	This rejected option examined whether to provide for two standalone residential units per site in the GR1 and T&S (serviced) zones	N/A
Alternative A2-Alt2	Habitable room approach to	See above	This rejected option examined whether the density standard	N/A

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
	density in the General Residential 1 (GR1) and Township and Settlement (T&S) (serviced) zones		for GR1 and T&S (serviced) zones should be amended to apply a habitable room approach rather than the current site area per residential unit approach.	
Alternative A2-Alt3	Controls for infill housing enabled by Change A2 & Change A3	See above	This rejected option examined whether additional controls to manage effects on residential character and amenity should be added as part of Change A2 and Change A3.	N/A
A1	Family flat provisions	The purpose of the proposal is to review the family flats provisions in Rule 15.5.2 and Rule 15.5.14 (which apply in all residential zones other than General Residential 2 Zone (GR2) and Inner City Residential Zone (ICR). The scope of the proposal does not extend to reviewing the family flat provisions in other non-residential zones including rural residential and rural zones as these provisions are subject to, or potentially overlap with, matters being considered in appeals on the 2GP.	Amends family flats provisions to remove the limitation on tenancy and introduce a maximum gross floor area of 80m ² , over which the unit becomes a residential unit. Renames family flats 'ancillary residential units' and amends policy.	• Add a definition of 'ancillary residential units' • Amend Policy 15.2.4.3 • Amend Rule 15.5.2.1.k.ii • Delete Rule 15.5.14.1 • Amend Rule 15.5.14.2 • Add Note 15.5.14A • Change the term 'family flats' to 'ancillary residential units', or add the term 'ancillary residential units' throughout plan, except in the definition, Section 16 and 17 • Amend Policy 2.2.4.4 by deleting clause (d) • Amend Policy 2.6.1.2 • Amend 15.1.1 • Amend Rule 15.13.5.1

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
				- Delete Rule 15.13.5.6 - Amend Rule 15.10.3.4
Alternative A1-Alt1	Controls for design of family flats/ancillary residential units	See above	This rejected option examined whether additional design controls to manage effects on residential character and amenity should be added as part of Change A1 on family flats/ancillary residential units.	N/A
B5	Management of density for character and amenity	The purpose of the proposal is to review the appropriateness of managing density for character and amenity reasons.	Amends policies relating to density to remove the link between residential density (a land use standard) and effects on character and amenity. Instead the Plan would rely on existing standards on development (for example height and setbacks) to manage effects on residential character and amenity.	- Amend Policy 2.2.4.4 to delete clause (c) - Amend Policy 2.4.1.5 - Delete Policy 15.2.4.2 - Amend Rule 15.13.5.1.b
C1	Better provide for social housing	The purpose of this proposal is to review whether to create separate provisions for social housing (similar to what is done for supported living facilities) so that it can have a more enabling framework for contravention of the density standard in the General Residential 1 and Township and Settlement zones. This will allow medium density social housing in these zones to use any 3 waters capacity that may be available in the relevant networks, taking into account permitted and previously consented development that may occur.	Adds a new sub-activity of 'social housing' under 'standard residential' activity. This will link to a new definition for 'social housing'. It is proposed to make contravention of the density standard by social housing a restricted discretionary activity (rather than non-complying) in the General Residential 1 Zone and Township and Settlement	- Amend the nested table for the residential activities category - Add a definition of 'social housing' - Amend the definition of 'standard residential' - Add Policy 2.6.1.X - Add Policy 6.2.2.X - Add assessment rules at Rule 6.10.3.x; Rule 9.5.3.AA, and Rule 15.10.3.X

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
			Zone (except in a no DCC reticulated wastewater mapped area), provided it meets the density standard for General Residential 2 Zone.	- Amend the introduction to the General Residential 1 Zone at 15.1.1.1 - Amend Rule 15.3.4.5 - Amend the performance standard for density at Rule 15.5.2.4 - Amend Assessment Rule 15.11.3.1
D1, D4, D5, D6, D7, D8, NDMA 2-15, E5	Changes for subdivision of large greenfield areas	The overall purpose of the proposal is to add methods to the Plan to ensure that the subdivision of large areas of greenfield residential land is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan in an integrated yet flexible way. The scope of this proposal does not include reviewing existing methods in the Plan that may manage issues on greenfield land (e.g. the existing set of overlays and provisions that sit under them) and it does not review the criteria for zoning new residential land, where new land should be provided, or the zone types provided for in the Plan.	See below	See below
D1	Broad changes linked to new development mapped area (NDMA) provisions	See above	Overarching changes that support the addition of the new NDMA method which are not assigned to other more specific topic focused changes	- Add reference to NDMA in new Policy 2.6.2.AA - Amend Section 12 Title - Amend Section 12.1 Introduction - Add new Objective 12.2.X - Add new Rule 12.X.2.5 - Amend 15.1.1.1

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
				• Add new Rule 15.11.5.Y • Add New Development Mapped Area (NDMA) overlay to Planning Map
NDMA2-15	Mapping NDMA over existing greenfield residential areas	See above	Maps the NDMA overlay over most existing undeveloped structure plan mapped areas and all remaining residential transition overlay zones	Amend Maps as shown in Appendix 10
E5	Strategic direction policies related to structure plans	See above	Makes several changes to strategic direction policies (and one change to the Section 12 Urban Land Transition Provisions) which relate to plan changes and the use of structure plans. These changes clarify the expectations around when structure plans should be used and is linked to the introduction of the new development mapped area provisions.	• Amend Policy 2.4.1.7 • Delete Policy 2.6.1.7 • Add new Policy 2.6.2.Z • Add new Policy 2.6.2.AA • Delete Rule 12.3.4
D4	Provision of social and recreational spaces in large greenfield subdivisions	See above	Reviews and adds provisions that direct the provision of social and recreational spaces as part of the subdivision of large greenfield residential areas.	• Amend Policy 2.3.3.1 • Delete Policy 2.6.1.6.b • Add a clause to new Objective 12.2.X • Add new Policy 12.2.X.1 • Add new Rule 12.X.2.5.c • Add new Rule 15.11.5.Y

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
D5	Solar access in large greenfield subdivisions	See above	Provides improved guidance on how solar access should be considered as part of the subdivision of large areas of greenfield residential land.	• Delete Policy 2.2.2.5.b and Policy 2.2.5.3.a and replace with new clause in new Policy 2.2.2.X.a • Add a clause to new Objective 12.2.X linking to Objective 2.2.2 • Add new Policy 12.2.X.3 • Add new Rule 12.X.2.5.a • Add new Rule 15.11.5.Y
D6	Protection of natural environmental values in large greenfield subdivisions	See above	Provides for the consideration of the protection of natural environmental values (including indigenous biodiversity) as part of the subdivision process in large greenfield residential areas. The scope of this change does not include reviewing existing methods for protection of natural environment values in urban environments including urban biodiversity mapped areas and rules, esplanade requirements, and structure plan mapped area rules.	• Add a clause to new Objective 12.2.X linking to Objective 2.2.3 • Add new Policy 12.2.X.2 • Add new Rule 12.X.2.5.d • Add new Rule 15.11.5.Y
D7	Providing for amenity planting and public amenities in large greenfield subdivisions	See above	Improves guidance on the provision of amenity planting and public amenities as part of the subdivision of large greenfield residential areas.	• Add a clause to new Objective 12.2.X • Add new Policy 12.2.X.4 • Add new Rule 12.X.2.5.b • Add new Rule 15.11.5.Y

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
D8	Providing for efficient use of land in large greenfield subdivisions	See above	Provides for a new policy framework and assessment guidance for the efficient use of land as part of the subdivision of large greenfield residential areas.	• Amend Policy 2.7.1.2 • Add clauses to new Objective 12.2.X • Add new Policy 12.2.X.5 • Add new Rule 12.X.2.5.e • Add new Rule 15.11.5.Y
Alternative D1-Alt1	Performance standards in NDMA's	See above	This rejected option examined whether to use performance standards associated with the NDMA, rather than policies and assessment rules, to address the same topics for subdivision in large greenfield residential areas as for the Change D1 group.	N/A
Alternative D1-Alt2	Assessment rules for subdivision in all areas	See above	This rejected option examined whether to apply the new assessment rules for all topics covered in the Change D group to all subdivision, rather than just subdivision in the NDMA.	N/A
D2	Transportation Connections in Subdivisions	The purpose of the proposal is to review the policy framework and assessment guidance for transportation connections in new subdivisions, including considering whether it is necessary to provide improved guidance on when DCC will require new roads to be vested with the DCC. This proposal is linked to the above changes, which have an overall purpose to ensure that the subdivision of large areas of greenfield residential land is undertaken in a way that	This proposal changes the strategic direction policies related to transportation considerations in subdivisions to remove duplication; adds policy direction on when Council will require a new road to be provided in Section 6, and adds assessment guidance related to the existing policy	• Amend Policy 2.2.2.4 to add a new clause x • Delete Policy 2.2.2.5 (clause a) • Delete Policy 2.6.1.6 • Add new Policy 6.2.3.y • Amend Rule 6.11.2.7 • Amend Rule 6.11.2.8

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
		supports best practice urban design outcomes and achieves the strategic objectives of the Plan in an integrated yet flexible way, but considers all subdivisions not just those in the a new development mapped area (NDMA) overlay. The scope of the review and changes does not include a review of transportation provisions outside of those related to subdivisions including existing performance standards in Section 6 of the Plan, such as those for parking, loading and access.	framework for design considerations for roads in Section 6.	
E1	Residential zone descriptions	The purpose of this proposal is to review the residential zone descriptions in the introduction to Section 15 to ensure the descriptions of development that is enabled by the Plan and the anticipated future residential character reflects the Plan rules for each residential zone. The scope of the change is constrained to the existing plan provisions and any changes being considered through Variation 2.	Makes amendments to the residential zone descriptions in the Section 15 Introduction to better describe the type of development enabled in the zone (and therefore the intended future character), rather than just describing the existing character.	Amend zone descriptions for: • 15.1.1.1 General Residential 1 • 15.1.1.2 General Residential 2 • 15.1.1.3 Inner City Residential • 15.1.1.4 Low Density Residential • 15.1.1.5 Large Lot Residential 1 • 15.1.1.6 Large Lot Residential 2 • 15.1.1.7 Township and Settlement
E2	Clarify the RTZ, HETZ and IndTZ provisions	The purpose of this proposal is to clarify how the Residential Transition Overlay Zone (RTZ), Industrial Transition Overlay Zone (IndTZ) and Harbourside Edge Transition Overlay Zone (HETZ) provisions work in the introduction to Section 12, and to clarify which zone each RTZ and IndTZ is intended to transition to. The scope of the review does not include reviewing these provisions other than as indicated in other change proposals.	Makes minor changes in the introduction to the urban land transition provisions in Section 12 for the Residential Transition Overlay Zone (RTZ), Harbourside Edge Transition Overlay Zone (HETZ) and Industrial Transition Overlay Zone (IndTZ), and adds two appendices to clarify which	• Amend 12.1 Introduction • Add Appendix 12A • Add Appendix 12B

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
			zone each RTZ and IndTZ is intended to transition to.	
E3	Correct errors in RTZ, HETZ and IndTZ assessment rules	The purpose of this proposal is to correct errors in the assessment rules and associated provisions relating to the transition zones.	Adds missing, or makes corrections to, assessment rules and associated provisions relating to the transition zones. These relate to general subdivision, cross lease, company lease, unit title subdivision, intensive farming, and forestry within the Residential Transition Overlay Zone (RTZ), Harbourside Edge Transition Overlay Zone (HETZ) and Industrial Transition Overlay Zone (IndTZ) areas.	• Amend Policy 2.6.2.2 • Amend Policy 12.2.1.4 • Add new Section 12.X.1 • Add new Section 12.X.2 • Amend Rule 12.4.2.1 • Add new rows X and Y to Rule 12.4.2 • Amend Rule 12.5.2.1 • Add a new row X to Rule 12.5.2 • Add to Rule 16.10.5.X • Amend Rule 16.11.2.6 • Amend Rule 16.12.3 • Add Rule 17.10.5.X • Add Rule 17.12.3.X • Add to Rule 19.10.6
E4	Duplication between Objective 2.2.2 and Objective 2.2.5	The purpose of this proposal is to remove duplication between strategic direction Objective 2.2.2 and Objective 2.2.5 and the policies underneath these objectives. It is also to clarify the wording of some of the policies under Objective 2.2.2. The purpose does not include a major review of the approach in the Plan with respect to the matters contained in these objectives and policies.	Change E4 merges Objective 2.2.5 into Objective 2.2.2. It also merges the policies under Objective 2.2.2 into policies under Objective 2.2.5 either into an existing policy or into a new policy. It also removes duplication by deleting some policy content under Objective 2.2.2 and 2.2.5 as part of the merging of provisions	• Amend Objective 2.2.2 • Amend Policy 2.2.2.4 • Delete Policy 2.2.2.5 • Add new Policy 2.2.2.X • Delete Objective 2.2.5 • Delete Policy 2.2.5.1 • Delete Policy 2.2.5.3 • Amend Policy 2.6.2.3 (consequential).
E6	Policy on the application of overlays at the	The purpose of the proposal is to assess the need for a policy in the strategic directions to provide overall guidance about the need to	Adds a new strategic direction policy that guides the consideration of applying	Add new Policy 2.6.2.AA

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
	time of plan changes to rezone land	consider the application of overlay zones and mapped areas as part of plan changes for new residential or rural residential zoning	overlays and mapped areas at the time of plan changes to rezone land.	
E7	Long stay areas for people living in transportable homes	The purpose of the proposal is to consider how to provide for people to live in transportable homes including caravans, house buses and 'tiny houses' as a form of long-stay accommodation. Within the scope of this change is whether there needs to be any different methods for managing the potential effects of long-stay facilities for people living in transportable homes and whether a different method to provide for them is more appropriate. It is noted that Change F5 considers separately the management of 3 waters infrastructure with respect to visitor accommodation.	Makes changes to the plan to include provision for long-stay areas for people living in transportable homes within the definition of campgrounds and a related change to the definition of visitor accommodation.	- Amend definition of Campground - Amend definition of Visitor Accommodation
E10	Corrections to assessment of structure plan standards	The purpose of this proposal is to add missing aspects of the existing structure plan mapped area standards.	Adds the missing link to the structure plan performance standards for cross lease, company lease and unit title subdivision in structure plan mapped areas in the residential activity status table and corrects the assessment rule for non-complying contravention of structure plan mapped area performance standards	- Amend Rule 15.3.5.1 - Amend Rule 15.13.5.5
F1-2	Review of 3 waters Policy 9.2.1.1, Policy	The purpose of this proposal is to review and clarify the 3 waters policy framework in Policy 9.2.1.1, Policy 9.2.1.4 and Policy 9.2.1.6.	Amends Policy 9.2.1.1 and Policy 9.2.1.4 so they are split into separate policies for each 'water' and depending on	- Amend Policy 9.2.1.1 - Add Policy 9.2.1.1A - Replace Policy 9.2.1.4 - Add Policy 9.2.1.4A

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	9.2.1.4 and Policy 9.2.1.6.		whether the area is serviced with public infrastructure or not. It also provides explicit options for mitigation to better enable the policies to be met and deletes Policy 9.2.1.6 to rely on the new policy for serviced wastewater areas.	- Delete Policy 9.2.1.6 - Consequential changes to add or amend policy references in relevant assessment rules (rules 9.4.1.1, 9.5.3.3, 9.5.3.X, 9.5.3.AA, 9.6.2.Z, 9.6.2.2, 9.7.4.2, 9.7.4.3, 9.7.4.4, 9.8.2.2, and 9.8.2.5) - Add new Assessment Rule 9.6.2.1Z - Delete Assessment Rule 9.6.2.4
F2-6	Provision of 3 waters connections to adjacent land	The purpose of the proposal is to consider whether and how Policy 2.7.1.2.d should be implemented within the rest of the Plan provisions, as it is currently not implemented.	Adds a new policy (Policy 9.2.1.AA) to assist the assessment of subdivision in a new development mapped area (NDMA) with regard to how new 3 waters infrastructure will provide for connections to adjoining subdivision areas where necessary to support future urban expansion.	- Add new Policy 9.2.1.AA - Refer to Policy 9.2.1.AA in new assessment Rule 9.5.3.Z - Refer to Policy 9.2.1.AA in new Assessment Rule 9.6.2.X
Alternative F2-6-Alt1	Provision of 3 waters connections to adjacent land for all subdivision	See above	This rejected option examined whether to make the assessment of 3 waters infrastructure connectivity apply to all subdivision, including that not in a new development mapped area.	N/A
F5	3-waters management for visitor accommodation	The purpose of this proposal is to review the plan provisions with respect to visitor accommodation in the residential zones and its potential effects on 3 waters infrastructure. The	Amends how 3 waters effects are managed for visitor accommodation in the residential zones by adding a	- Add new row to Assessment Rule 9.6.2.Z - Amend Rule 15.3.3.22

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
		proposal specifically considers whether these issues are best managed via the performance standard for density (Rule 15.5.2) or through an assessment matter.	new matter of discretion for 3 waters infrastructure and removing application of the density performance standard (other than for where visitor accommodation is a permitted activity)	- Amend Rule 15.5.2 Density - Amend Assessment Rule 15.11.2.7
F2-1, F2-2, F2-3, F2-5, F2-7	Stormwater package	The purpose of this proposal is to improve the provisions in the Plan that ensure any actual or potential adverse effects of changes to stormwater arising from development are appropriately managed. This includes managing effects on both private and public stormwater systems and where stormwater may directly or indirectly lead to flood hazards elsewhere, including by considering how change in land use or subdivision may lead to development that creates stormwater effects.	See below	See below
F2-1	Performance standard for connections to stormwater	In light of the overall purpose above, this proposal reconsiders whether it is appropriate to require connections to stormwater infrastructure through the service connections performance standard for subdivision (Rule 9.3.7).	Amends Rule 9.3.7 so that connections to the stormwater network are no longer required as part of the services connections performance standard.	Delete part of Rule 9.3.7 (9.3.7.1.b)
F2-2	Add rules for stormwater management in large greenfield areas	In light of the overall purpose above, this proposal considers provisions to ensure stormwater from development of large areas of greenfield residential land will be appropriately managed, including by ensuring effects on both private and public stormwater systems, and where stormwater may directly or indirectly	Adds provisions applying to the NDMA which require submission of a stormwater management plan at the time of applying for subdivision consent, for development that contravenes a new service connection performance	- Add new Policy 2.2.2.Y - Delete Policy 2.2.5.2 - Amend Policy 2.7.1.2 - Add new Policy 9.2.1.Y - Add new Policy 9.2.1.X - Add new Rule 9.3.7.AA - Add new Note 9.3.7.AAA

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
		lead to flood hazards elsewhere, are appropriately assessed	standard, and for multi-unit development or supported living facilities.	• Add new assessment Rule 9.5.3.Z • Add new assessment Rule 9.6.2.X • Add new special information requirement Rule 9.9.X • Amend development activity status table Rule 15.3.4.1 • Add new Rule 15.6.X • Add new Assessment Rule 15.10.4.Y • Add new Assessment Rule 15.11.5.Y
F2-3	Rules for residential stormwater management other than in large greenfield areas	In light of the overall purpose above, this proposal reviews the methods used to manage stormwater effects within the existing residential areas (not large greenfield areas) to ensure that the provisions are clear, and the relevant strategic objectives are effectively and efficiently achieved.	Amends the assessment of activities in all locations for stormwater effects, including by amending policies in Section 9 and adding consideration of stormwater as part of the assessment of consents for multi-unit development.	• Amend the definition of public infrastructure • Add new Policy 9.2.1.Z • Delete Policy 9.2.1.2 • Amend the relevant assessment rules to replace or add reference to the new Policy 9.2.1.Z (rules 9.4.1.1, 9.5.3.11, 9.6.2.2, 9.8.2.5, and 27.11.3.1) • Add provisions to the new Rule 9.9.X • Amend Rule 15.10.4.10 (c and d) • Amend Rule 15.11.2.5.a • Add Rule 15.11.2.5.X • Add Rule 15.11.3.X • Amend Rule 15.11.4.1.c • Add Rule 15.11.4.1.X
F2-5	Impermeable surfaces	In light of the overall purpose above, this proposal considers whether guidance on the application of the permitted baseline with	Adds a permitted baseline rule which directs that Council will generally not consider	Add a new permitted baseline rule at Rule 15.4.x.

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	permitted baseline	respect to the performance standard for maximum building site coverage and impermeable surfaces (Rule 15.6.10) needs to be included in the plan.	compliance with the maximum building site coverage and impermeable surfaces performance standard (Rule 15.6.10) as part of the permitted baseline when considering applications for subdivision	
F2-7	Stormwater constraint mapped area method	In light of the overall purpose above, this proposal considers the need for provisions in the Plan for selected areas of General Residential 2 Zone (GR2) rezoning proposed through Variation 2 to ensure that no increase in stormwater effects is provided for as part of the rezoning without a resource consent being sought.	Adds a new stormwater constraint mapped area to apply to the identified areas of new GR2 rezoning where it is necessary to hold the impermeable surfaces limit at that for the General Residential 1 Zone, due to known stormwater constraints.	• Amend Policy 2.6.2.3 • Amend zone description for General Residential 2 Zone at Section 15.1.1.2 • Consequential change to Rule 15.6.10.b • Add a new Rule 15.6.10.x
Alternative F2-Alt1	Impermeable surfaces standard	See above	This rejected option examined whether to review and amend the impermeable surface limits in Rule 15.6.10 to reduce them to a level at which the effects on the stormwater network would be acceptable if all sites were developed to the maximum permitted impermeable surface coverage.	N/A
Alternative F2-Alt-2	Performance standard for on-site stormwater detention	See above	This rejected option examined whether to add a performance standard requiring the installation of on-site stormwater detention systems	N/A

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
			of a specified size per area of buildings or per area of impermeable surface.	
F3-2	Wastewater detention in selected large greenfield areas	The purpose of this proposal is to consider the appropriateness of allowing wastewater detention tanks as a solution to provide for zoning and development of larger greenfield residential areas where this could not otherwise be supported due to wastewater infrastructure constraints.	Adds requirements for the submission of a wastewater management plan at the time of applying for consent for subdivision, multi-unit development, or supported living facilities, including a requirement for on-site communal wastewater detention in selected NDMA's.	• Add new clause to Policy 2.7.1.2 • Add new Policy 9.2.1.BB • Add new Note 9.3.7.ZA (clause b) • Add new Assessment Rule 9.6.2.Y • Add new special information requirement Rule 9.9.Y • Add new Assessment Rule 15.11.5.Z (links to 9.6.2.Y).
F3-4	Health and safety effects from wastewater	The purpose of the proposal is to review whether effects on health and safety should be a consideration in the Plan as part of assessing the development of on-site wastewater and stormwater disposal, and for the discharge of trade and industrial wastes as this is managed by other regulation.	Deletes all provisions that require the assessment of effects on health and safety arising from on-site wastewater and stormwater disposal and the discharge of trade and industrial wastes.	• Delete Policy 9.2.2.7; • Delete Rules 9.5.3.2, 9.6.2.1, 9.6.2.5, 9.7.3.2 • Amend Rules 9.7.3.1, 9.7.4.3, 15.10.3.2, 16.8.2.1, 16.10.2.5, 16.10.4.1, 16.11.2.3, 17.10.4.1, 19.10.5.1, 20.10.4.1 • Add new Note 9.3.7.ZA (clauses c-e)
E8, F1-1, F1-3, F1-4, F1-5, F1-6, F1-7, F1-8, F2-4, F3-1/NWRA1-7 and GF09, F3-3, F4-1	Minor 3 waters changes	The purpose of the minor 3 waters changes is to make small changes of minor effect to clarify or improve provisions as described below.	See below	See below

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
E8	Policy 2.7.1.2.a on structure plans	Clarify Policy 2.7.1.2.a regarding requirements for public infrastructure in structure plans.	Minor wording clarification to Policy 2.7.1.2	Amend Policy 2.7.1.2.a
F1-1	Rule 9.3.7 Service Connections layout	Review the layout of Rule 9.3.7 to enable other changes to be made.	Makes a minor change to the layout of the service connections performance standard (Rule 9.3.7) to enable other changes to be made through Variation 2.	Amend Rule 9.3.7, including adding new sub-headings (9.3.7.X, 9.3.7.Y, 9.3.7.Z).
F1-3	Policy 9.2.1.3 on service connections	Review wording of Policy 9.2.1.3 to ensure it is aligned with the service connections performance standard (Rule 9.3.7) it is linked to.	A minor clarification to better align the policy wording with the existing rule and to make some minor clarifications to the policy test.	Amend Policy 9.2.1.3; and Consequential change to assessment Rule 9.5.3.12.
F1-4	Policy 2.2.4.5 on where connections to public infrastructure networks are allowed	Review the appropriateness of Policy 2.2.4.5.	Removes a policy which refers to a method that sits outside the Plan as these are not normally included in the District Plan but rather included in the Spatial Plan.	Delete Policy 2.2.4.5.
F1-5	Rule 9.3.3 Firefighting	Review Rule 9.3.3 and its alignment with SNZ/PAS:4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice	Better aligns Rule 9.3.3 Firefighting with SNZ/PAS:4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.	Amend Rule 9.3.3
F1-6	Policy 2.2.5.2 on on-site stormwater and wastewater management	Review the appropriateness of Policy 2.2.5.2.	Deletes this policy primarily because it covers a matter managed by the Otago Regional Council.	Delete Policy 2.2.5.2

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
F1-7	Policy 2.7.1.2.b on Development Contributions Policy and requirements for developers to pay for infrastructure	Review the appropriateness of Policy 2.7.1.2.b	Removes a policy which refers to a method that sits outside the Plan as these are not normally included in the District Plan but rather included in the Spatial Plan.	Delete Policy 2.7.1.2.b
F1-8	Policy 2.7.1.2.c on consideration of the long-term costs to the DCC of new infrastructure	Ensure the wording of Policy 2.7.1.2.c reflects that this clause relates to a consideration that should be made at the time of re-zoning urban land, not after land is already zoned, which the current wording might imply.	Amends Policy 2.7.1.2.c wording to align it with plan rules and other policies which relate to proposed changes to the plan.	Amend Policy 2.7.1.2.c
F2-4	Stormwater methods outside the Plan	Add notes to plan users about the methods that are used to manage stormwater effects that sit outside the Plan, so they are aware of them.	Adds new notes to plan users about methods outside the plan.	• Add new Note 9.3.7.AAA (service connections) • Add new Note 9.9.XA (SWMPs) • Add new Note 15.6.10X (impermeable surfaces)
F3-1 NWRA1-7 GF09	Location of available public wastewater infrastructure	Provide clarification on where public wastewater infrastructure is available for the purposes of the service connections performance standard (Rule 9.3.7)	Introduction of a No DCC reticulated wastewater mapped area	• Mapping of the no DCC reticulated wastewater mapped area over areas shown in Appendix 10 • Add a new definition of wastewater serviced area • Amend Rule 9.3.7 • Add Note 9.3.7.ZA (a) and (f) • Delete Note 9.3.7A regarding wastewater
F3-3	Renaming the ICMA	Rename the 'infrastructure constraint mapped area' so that it is not confused with the new	Infrastructure constraint mapped area renamed to	• Amend name of mapped area in Planning Map

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
		'stormwater constraint mapped area' proposed under Change F2-7.	Wastewater constraint mapped area	• Amend Policy 2.6.2.3 • Amend Rule 9.5.3.3 • Amend Introduction 15.1.1.2 • Amend Rule 15.5.2.1 (b and c) • Amend Rule 15.5.2.4 • Amend Rule 15.7.4.1 (b and c) • Amend Rule 15.10.3.3
F4-1	Reference to the DCC Water Bylaw	Clarify the function of the DCC Water Bylaw for plan users as it relates to the service connections performance standard.	Amends notes to plan users with respect to the DCC Water Bylaw	• Add new Note 9.3.7.YA • Delete old Note 9.3.7A
WCMA1-4	Errors in ICMA mapping	Correct errors in the mapping of the ICMA (now renamed WCMA under Change F3-3) in four locations.	Removal of wastewater constraint mapped area (WCMA) as shown for Change WCMA1 and introduction of a wastewater constraint mapped area as shown for changes WCMA2 - 4.	Amend maps as shown in Appendix 10
H1	Capacity and demand criteria in Policy 2.6.2.1.a	The purpose of this proposal is to review the description of the residential rezoning criteria related to housing development capacity and demand that are in Policy 2.6.2.1.a and align them with the National Policy Statement for Urban Development 2020 (NPS-UD). The scope does not include a review of other aspects of Policy 2.6.2.1 as these criteria for zoning have recently been through a review process as part of the 2GP and have been settled. It also does not include a review of Objective 2.6.2 (other than to clarify the matter identified).	Amend Objective 2.6.2 to clarify that capacity must be provided to "at least" meet the demand over the medium term and amend 2.6.2.1.a to simplify the explanation of the criteria related to demand and capacity to just refer to needing to meet the demand over the short and medium term.	• Amend Objective 2.6.2 • Amend Policy 2.6.2.1.a
H2	Housing capacity release trigger	The purpose of the proposal is to review the appropriateness of having a housing capacity	Removes the shortage of capacity trigger for the release	• Amend Policy 2.2.4.3 • Amend Rule 12.1 Introduction

Change ID	Topic	Purpose statement	Description of change	Provisions affected by change
	for residential transition overlay zone land	trigger for release of Residential Transition Overlay Zone (RTZ) land. The scope of this change does not include other changes to the RTZ provisions, including the other release criteria.	of RTZ land in Rule 12.3.1 and makes related and consequential changes to relevant policies and other provisions.	• Amend Policy 12.2.1.1 • Amend Rule 12.3.1 • Amend the 2GP planning maps by deleting the RTZ residential capacity assessment mapped area
RC1	Notification rules	The purpose of this rejected option was to review Rule 15.4 and specifically consider whether to add further non-notification rules for some types of consents for residential activity, development and subdivision, where the effects of proposals are likely to be limited to on-site effects, or broader effects on residential character or amenity that are best assessed by a suitably qualified expert.	This rejected change examined whether to add further notification rules to the Plan at Rule 15.4.	N/A

Table 2. Summary of mapping changes

Table 2 summarises changes to zoning and other spatial layers including site specific rules related to zoning changes. The proposed changes are shown in Appendix 10 of the *Variation 2 - Section 32 Report* and rejected changes are shown in Appendix 4 of that report.

In the context of needing to identify additional housing capacity, the purpose of the proposal is to assess the appropriateness of rezoning several identified sites.

The sites that were assessed as part of this proposal include the sites that are proposed for rezoning outlined in the *Variation 2 – Section 32 Report*, and those that were assessed but are not being proposed for rezoning in Variation 2, which are listed in Appendix 4 of the same report. The sites that were assessed but are not proposed for rezoning in Variation 2 do not meet relevant policy assessment criteria (or there is insufficient information to be confident that they would likely meet these criteria).

Variation 2 does not include a full review of zoning in the city, but instead only a limited review of the zoning of some sites. The scope of the proposals to rezone land includes the need for specific plan provisions (for example, overlays or site-specific rules) to manage adverse effects of development of the sites being rezoned.

Review of the zoning of sites outside those considered is not within the scope of this proposal.

The sites that were evaluated include sites being considered for rezoning:

- to General Residential 2 Zone from General Residential 1, Rural, Major Facility, Industrial and Rural Residential zones;
- to General Residential 1, Township and Settlement and Large Lot Residential 1 from Rural, Rural Residential, Large Lot Residential and Industrial zones; and
- to Recreation Zone from Rural Zone.

Change ID	Address	Current zoning	Proposed zoning	Other changes
Greenfield rezoning				
GF01	Part of 155 and 252 Scroggs Hill Road, Brighton (as shown in Appendix 10)	Rural Residential 1 Zone	Large Lot Residential 1 Zone	• Application of a 'no DCC reticulated wastewater mapped area' • Application of a 'new development mapped area'

Change ID	Address	Current zoning	Proposed zoning	Other changes
GF02	201, 207, 211 Gladstone Road South, East Taieri	Rural Taieri Plain Zone	General Residential 1 Zone	Application of a 'new development mapped area'
GF03	16 Hare Road, Ocean View	Rural Residential 1 Zone	Township and Settlement Zone	Application of a 'new development mapped area'
GF04	127a Main Road, Fairfield	Rural Hill Slopes Zone	General Residential 1 Zone	Application of a 'new development mapped area'
GF05	Part of 353 Main South Road, Sunnyvale, Fairfield (as shown in Appendix 10)	Rural Residential 2 Zone	General Residential 1 Zone	• Application of a 'new development mapped area' • Application of a 'structure plan mapped area' • Removal of the High Class Soils mapped area • New section 15.8.Y (Sunnyvale Structure Plan Mapped Area Performance Standards) • New Assessment Rule 15.12.3.X • Amend Assessment Rule 11.6.2.1.i
GF06	27 Weir Street, part 1 Allen Road, Green Island (as shown in Appendix 10)	Rural Coastal Zone	General Residential 1 Zone	• Application of a 'new development mapped area' • Remove the 'high class soils mapped area'
GF07	33 Emerson Street, Concord	Rural Zone	General Residential 1 Zone	Application of a 'new development mapped area'
GF08	19 Main South Road, Concord	Rural Hill Slopes Zone	Part General Residential 1 zone and part General Residential 2 zone	• Application of a 'new development mapped area' • Application of a 'structure plan mapped area' to manage indigenous vegetation clearance • New section 15.8.AB (Main South Road Concord Structure Plan

Change ID	Address	Current zoning	Proposed zoning	Other changes
				Mapped Area Performance Standards)
GF09	41-49 Three Mile Hill Road, Halfway Bush	Rural Residential 1 Zone	Large Lot Residential 1 Zone	Application of a 'no DCC reticulated wastewater mapped area'
GF10	45 Honeystone Street (in part), 32 Honeystone Street, 157 Wakari Road (in part) (as shown in Appendix 10)	Rural Hill Slopes Zone	Large Lot Residential 1 Zone	• Application of a 'new development mapped area' • Application of a 'structure plan mapped area' to manage indigenous vegetation clearance • Remove the 'high class soils mapped area' • New section 15.8.AA (Honeystone Street Structure Plan Mapped Area Performance Standards)
GF11	307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh (as shown in Appendix 10)	Rural Residential 2 Zone	General Residential 1 Zone	• Application of a 'new development mapped area' • Remove the 'high class soils mapped area'
GF12	233 Signal Hill Road, Upper Junction (in part) (as shown in Appendix 10)	Rural Zone	Large Lot Residential 1 Zone	• Application of a 'new development mapped area' • Application of a 'no DCC reticulated wastewater mapped area' • Apply an 'Area of Significant Biodiversity Value'

Change ID	Address	Current zoning	Proposed zoning	Other changes
				- Remove the 'high class soils mapped area' - New row in Schedule A1.2 (C166)
GF14	336 & 336A Portobello Road, The Cove (in part) (as shown in Appendix 10)	Rural Residential 2 Zone	Township and Settlement Zone	Application of a 'new development mapped area'
GF15	23 and 25 McAuley Road, 1693, 1687, 1683 and 1661 Highcliff Road, Portobello	Rural Residential 2 Zone	Large Lot Residential 1 Zone	Application of a 'new development mapped area'
GF16	1694, 1680 Highcliff Road, 1664 Highcliff Road (in part), 27 Hereweka Street, Portobello (as shown in Appendix 10)	Rural Residential 2 Zone	Township and Settlement Zone	- Application of a 'new development mapped area' - Removal of the high class soils mapped area
GF17	26 McAuley Road	Rural Residential 2 Zone	Recreation Zone	
Intensification rezoning				
IN01	Mosgiel Medium Density Extension (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	- Application of a 'stormwater constraint mapped area' - Application of a Mosgiel mapped area overlay - Amend Appendix A9 to change the default zone for Taieri College and Silverstream Primary school from General Residential 1 to General Residential 2
IN02	Burgess Street & surrounds, Green Island (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	Amend Appendix A9 to change the default zone for St Peter Chanel School and Silverstream Primary school from General Residential 1 to General Residential 2.
IN03	Green Island (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	Application of a 'stormwater constraint mapped area'

Change ID	Address	Current zoning	Proposed zoning	Other changes
				Amend Appendix A9 to change the default zone for Green Island School from General Residential 1 to General Residential 2.
IN04	Concord (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	Application of a 'stormwater constraint mapped area'
IN05	Mornington (north) (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	- Application of a 'wastewater constraint mapped area' over part of the site - Application of a 'stormwater constraint mapped area' - Amend Appendix A9 to change the default zone for Mornington Primary School from General Residential 1 to General Residential 2
IN06	Roslyn (south) (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	- Application of a 'wastewater constraint mapped area' over part of the site - Application of a 'stormwater constraint mapped area'
IN07	133-137 Kaikorai Valley Road, Glenross (as shown in Appendix 10)	General Residential 1 and Industrial Zones	General Residential 2 Zone	- Application of a 'new development mapped area' - Application of a 'structure plan mapped area' - Application of a 'stormwater constraint mapped area' - Amend Assessment Rule 15.11.5 - Amend Assessment Rule 9.6.2

Change ID	Address	Current zoning	Proposed zoning	Other changes
				• New section 15.8.Z (Kaikorai Valley Road Structure Plan Mapped Area Performance Standards) • Add new Assessment Rule 15.12.3.X • Amend Assessment Rule 11.6.2.1.i
IN08	Roslyn (north) (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	• Application of a 'stormwater constraint mapped area' • Amend Appendix A9 to change the default zones for Columba College, Kaikorai Primary School, Otago Boys High School Tennis Courts and School Hostel, and part of Mercy Hospital from General Residential 1 to General Residential 2.
IN09	Maori Hill	General Residential 1 Zone	General Residential 2 Zone	• Application of a 'wastewater constraint mapped area' over part of the site • Application of a 'stormwater constraint mapped area' • Amend Appendix A9 to change the default zone for Māori Hill School and John McGlashan School from General Residential 1 to General Residential 2.
IN10	26-32 Lynn Street, Wakari (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	Application of a 'wastewater constraint mapped area'
IN11	Wakari (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	Application of a 'stormwater constraint mapped area'.
IN12	98 Blacks Road, Opoho	General Residential 1 Zone	General Residential 2 Zone	Application of a 'wastewater constraint mapped area'

Change ID	Address	Current zoning	Proposed zoning	Other changes
IN13	Andersons Bay (as shown in Appendix 10)	General Residential 1 Zone	General Residential 2 Zone	• Application of a 'stormwater constraint mapped area' • Amend Appendix A9 to change the default zone for Tainui School from General Residential 1 to General Residential 2.
Residential Transitional Overlay Zone removal				
RTZ1	30 Mercer Street, Kenmure	Rural Hill Slopes and General Residential 1 Zones	General Residential 2 Zone	• Removal of the Residential Transition Overlay Zone • Application of a 'new development mapped area' • Amend Assessment Rule 15.11.5 • Amend Assessment Rule 9.6.2
RTZ2	87 Selwyn Street, North East Valley	Rural Residential 2 Zone	General Residential 2 Zone	• Removal of the Residential Transition Overlay Zone • Application of a 'new development mapped area' • Application of a 'structure plan mapped area' • Amend Assessment Rule 15.11.5 • Amend Assessment Rule 9.6.2 • New section 15.8.AC (Selwyn Street Structure Plan Mapped Area Performance Standards)
RTZ3	13 Wattie Fox Lane, Kenmure	Rural Hill Slopes zone	General Residential 1 Zone	Removal of the Residential Transition Overlay Zone
Rejected sites				
Several sites were assessed but are not proposed for rezoning in Variation 2. These are listed in Appendix 4 to the <i>Variation 2 – Section 32 Report</i> . The scope of the proposal includes rezoning these sites to residential.				